

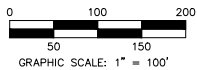
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0059.0A**ZAP DATE:** May 19, 2020**SUBDIVISION NAME:** Great Hills Final Plat**AREA:** 11.03 ac.**LOT(S):** 2**OWNER:** Great Hills Baptist Church (Terry E. Hurt)**AGENT/APPLICANT:** Siri Soth (Big Red Dog, a Division of WGI)**ADDRESS OF SUBDIVISION:** 10600 Jollyville Rd. **COUNTY:** Travis**WATERSHED:** Bull Creek**EXISTING ZONING:** GO-CO**PROPOSED LAND USE:** Parking and congregate living facility

DEPARTMENT COMMENTS: The request is for the approval of Great Hills Final Plat which will develop a previously platted 11.03 acre lot into a 2 lot subdivision for parking and congregate living facility use (Lot 1, 3.75 ac. & Lot 2, 7.28 ac., respectively) with all associated improvements.

STAFF RECOMMENDATION: Staff recommends approval of this subdivision plat as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov

B-09



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	47.08'	25.00'	107°53'30"	S37°07'08"E	40.42'
C2	120.62'	2,815.79'	2°27'16"	S18°06'58"W	120.61'
C3	61.02'	406.00'	8°36'39"	S17°16'20"E	60.96'
C4	541.74'	445.00'	69°45'07"	S56°26'50"E	508.90'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	(47.05')	(25.00')	(107°50'27")	(S34°49'56"E)	(40.41')
(C2)	(120.58')	(2,815.79')	(2°27'13")	(S20°24'10"W)	(120.57')
(C3)	(61.00')	(406.00')	(8°36'29")	(S14°59'08"E)	(60.94')
(C4)	(541.54')	(445.00')	(69°43'35")	(S54°09'38"E)	(508.74')

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S19°25'17"W	111.58'
L2	S19°02'39"W	99.78'
L3	S19°27'26"W	35.50'
L4	S19°07'07"W	105.28'
L5	S19°20'20"W	144.28'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	(S21°30'04"W)	(111.13')
(L2)	(S21°22'09"W)	(99.86')
(L3)	(S21°42'08"W)	(35.47')
(L4)	(S21°21'49"W)	(105.20')
(L5)	(S21°34'54"W)	(144.33')

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000106138586.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL WITH WITH "WARD CONTROL" WASHER SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JUNE 10, 2013, AWARD CONTROL POINT WAS CHECKED TO COA MONUMENT J-31-3001 (CBSI), HAVING A PUBLISHED GRID COORDINATE OF N 10,108,252.18, E 3,115,430.88, ELEV = 721.53'.

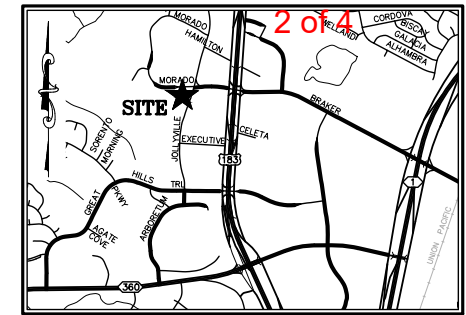
FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0245J & PANEL NO.48453C 0265K TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT TABLE SUMMARY:

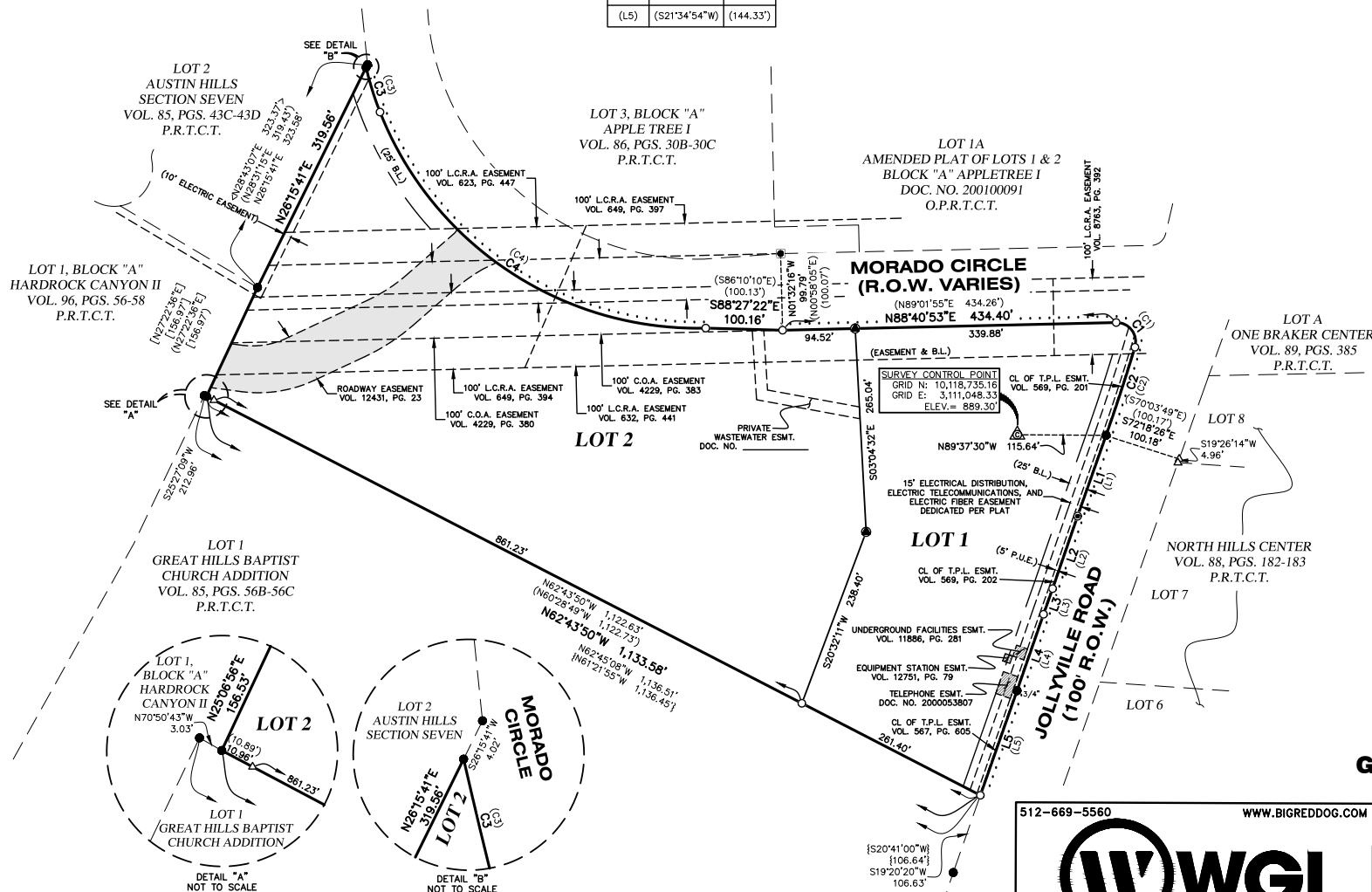
LOT 1	-	3,7500 ACRES (163,350 SQ. FT.)
LOT 2	-	7,2828 ACRES (317,238 SQ. FT.)
TOTAL	-	11.0328 ACRES (480,587 SQ. FT.)

**VICINITY MAP**

SCALE: 1" = 2000'

LEGEND

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
.....	EXISTING SIDEWALK
●	1/2" IRON ROD FOUND (UNLESS NOTED)
x	CHISELED "X" FOUND IN CONCRETE
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
●	MAG WITH "WARD-5811" WASHER SET IN CONCRETE
●	1/2" IRON PIPE FOUND (UNLESS NOTED)
●	IRON ROD WITH "TERRA FIRMA" CAP FOUND
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
T.P.L.	TEXAS POWER & LIGHT EASMENT
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 96, PGS. 59-60
(.....)	RECORD INFORMATION PER PLAT VOL. 96, PGS. 56-58
<.....>	RECORD INFORMATION PER PLAT VOL. 85, PGS. 43C-43D
{.....}	RECORD INFORMATION PER PLAT VOL. 85, PGS. 56B-58C



GREAT HILLS FINAL PLAT
City of Austin,
Travis County, Texas

512-669-5560

WWW.BIGREDDOG.COM



2021 EAST 5TH STREET, SUITE 200
 AUSTIN, TEXAS 78702 FIRM NO. 15085



PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	3/9/2020
Project:	00474
Scale:	1" = 100'
Reviewer:	JSW
Tech:	JLP
Field Crew:	JCR/KDL
Survey Date:	FEB. 2016
Sheet:	1 OF 2

C8-2019-0059.0A
 APPLICATION DATE: MAY 6, 2019

P:\00474\Draw\00474_Plat.dwg

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT GREAT HILLS BAPTIST CHURCH FTM INVESTMENTS, L.P., OWNERS OF LOT 1, BLOCK "B" OF THE RESUB. OF LOTS 1 AND 2 OF BLOCK "B" APPLETREE I, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 96, PAGES 59-60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONTAINING APPROXIMATELY 11.0368 ACRES, SAID LOT 1 WAS CONVEYED TO GREAT HILLS BAPTIST CHURCH, IN VOLUME 11724, PAGE 1393 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF SAID LOT 1 WAS SUBSEQUENTLY CONVEYED TO FTM INVESTMENTS, L.P., IN DOCUMENT NO. 2019043086 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 11.0328 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"GREAT HILLS FINAL PLAT"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, GREAT HILLS BAPTIST CHURCH, REPRESENTED BY

_____, AND FTM INVESTMENTS, L.P., REPRESENTED BY

_____, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____, 20____ A.D.

BY: GREAT HILLS BAPTIST CHURCH

BY: _____
GREAT HILLS BAPTIST CHURCH
10500 JOLLYVILLE ROAD
AUSTIN, TEXAS 78759

BY: FTM INVESTMENTS, L.P.

BY: _____
FTM INVESTMENTS, L.P.
3215 STECK AVENUE
AUSTIN, TEXAS 78757

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ A.D.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

_____, NOTARY PUBLIC FOR _____ COUNTY,
TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ A.D.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

_____, NOTARY PUBLIC FOR _____ COUNTY,
TEXAS

ENGINEER'S CERTIFICATION:

I, MICHAEL VEGA REYES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____, DATE
MICHAEL VEGA REYES, P.E.
TEXAS REGISTRATION NO. 111664
BIG RED DOG, INC., A DIVISION OF WGI
2021 E 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
(512) 669-5560

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

_____, DATE
STEVEN M. DUARTE, R.P.L.S.
TEXAS REGISTRATION NO. 5940
4WARD LAND SURVEYING

GENERAL NOTES:

1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.

3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.

5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

6) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

7) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY PROVIDER WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

9) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

10) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

11) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

12) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

13) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG JOLLYVILLE ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG MORADO CIRCLE ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.* LDC, 25-6-351.

14) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

15) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

16) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

17) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

18) THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).

19) EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS AND SEPARATE WATER METERS.

20) PARKLAND DEDICATION HAS BEEN SATISFIED FOR 184 DWELLING UNITS WITH SP-2016-0345C.

THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN'S FULL PURPOSE

JURISDICTION ON THIS THE _____ DAY OF _____, 20____ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS.

THIS THE _____ DAY OF _____, 20____ A.D.

JOEY DE LA GARZA, FOR:
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ZONING & PLATTING COMMISSION

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS.

THIS, THE _____ DAY OF _____, 20____.

JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____

20____ A.D., AT _____ O'CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY OF _____

_____, 20____ A.D., AT _____ O'CLOCK ____ M., IN THE OFFICIAL

PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT,
TRAVIS COUNTY, TEXAS

BY: DEPUTY

GREAT HILLS FINAL PLAT
City of Austin,
Travis County, Texas

512-669-5560

WWW.BIGREDDOG.COM



2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702 FIRM NO. 15085



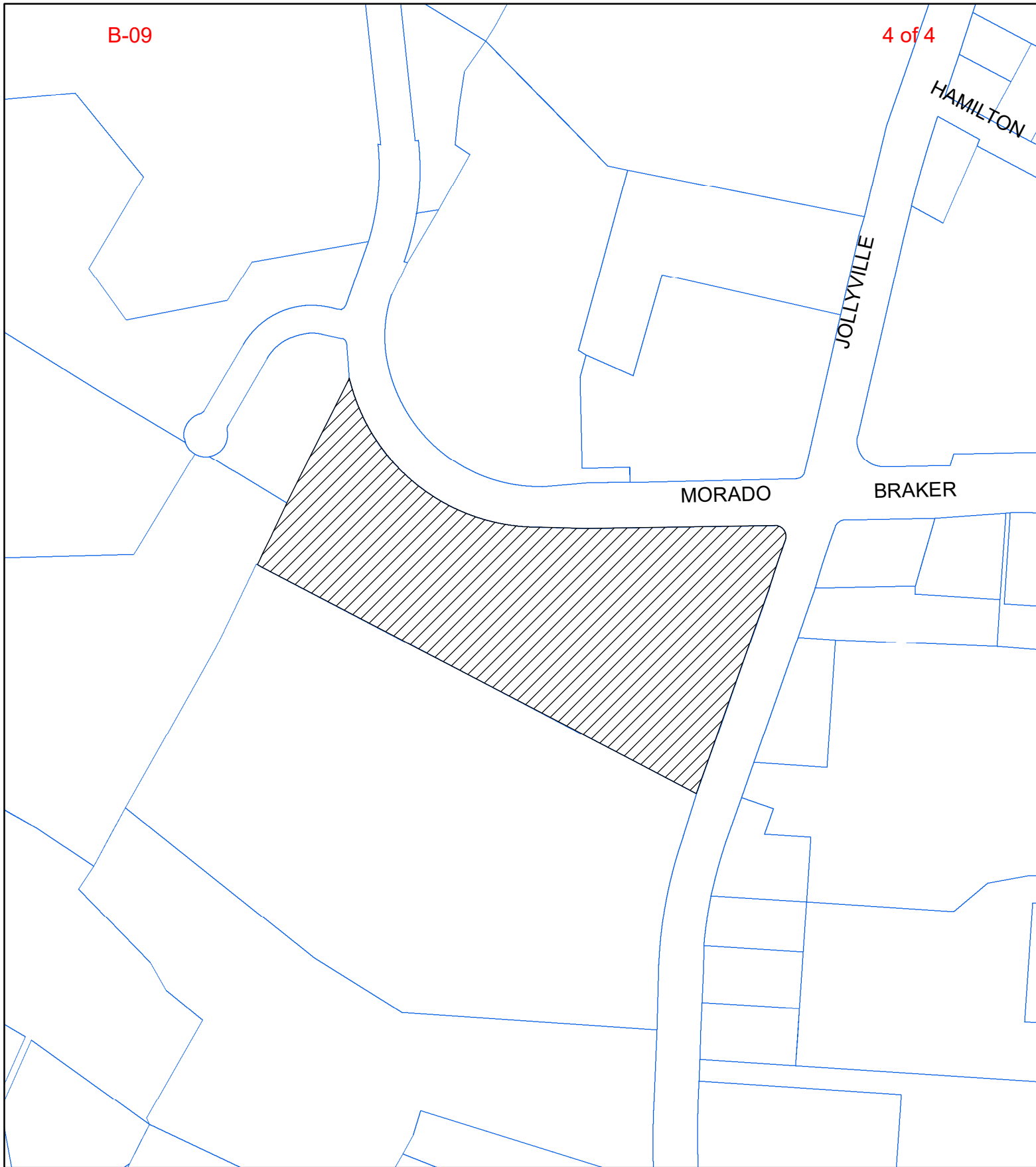
Date: 3/9/2020
Project: 00474
Scale: 1" = 100'
Reviewer: JSW
Tech: JLP
Field Crew: JCR/KDL
Survey Date: FEB. 2016
Sheet: 2 OF 2

P:\00474\Draw\00474_Plot.dwg

C8-2019-0059.0A
APPLICATION DATE: MAY 6, 2019

B-09

4 of 4



Subject Tract



Base Map

CASE NO: C8-2019-0059.0A
ADDRESS: 10600 JOLLYVILLE ROAD



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.